



**City of Bellevue  
Development Services Department  
Land Use Staff Report**

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**Proposal Name:** Sato Pier and Bulkhead Repair

**Proposal Address:** 86 Cascade Key

**Proposal Description:** Application for a Shoreline Substantial Development Permit for waterfront improvements associated with a single-family residence on Lake Washington; consisting of repair of an existing pier by splicing all piles, re-deck the pier with grating, install a new 12' x 12' platform lift, repair 10 linear feet of failing rock bulkhead, and permitting an existing boat lift and canopy. Proposed mitigation includes removing pier skirting, raising the height of the pier above the ordinary high-water-mark (OHWM), installing spawning gravel and a native planting plan.


**File Number:** 18-123577-WG

**Applicant:** Makenna O'Farrell, Waterfront Construction, Inc.

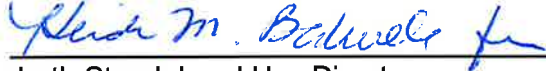
**Decisions Included:** Shoreline Substantial Development Permit (Process II LUC 20.30R)

**Planner:** Peter Rosen, Senior Environmental Planner

**State Environmental Policy Act Threshold Determination:** **Determination of Non-Significance**

  
Carol V. Helland, Environmental Coordinator  
Development Services Department

**Director's Decision:** **Approval with Conditions**  
Michael Brennan, Director  
Development Services Department

**By:**   
Elizabeth Stead, Land Use Director

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Date of Application: August 24, 2018

Notice of Application: September 27, 2018

Notice of Decision: January 3, 2019

Deadline for Appeal of Process II Administrative Decisions:

SEPA Determination: January 17, 2019

Shoreline Substantial Development Permit: January 25, 2019 (21 days following publication of a notice of decision and date Ecology receives the decision)

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For information on how to appeal a project proposal, visit the Permit Center at City Hall or call 425-452-6800. Appeal of any Process II Administrative decision must be made by 5 p.m. on the date noted for appeal of the decision. Appeal of the SEPA Threshold Determination and/or Critical Areas Land Use Permit must be made to the City of Bellevue City Clerk's Office. Appeal of the Shoreline Substantial Development Permit must be made to the Washington State Shoreline Hearings Board (contact the project planner for more information on how to file an appeal with the Shoreline Hearings Board).

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### **Attachments**

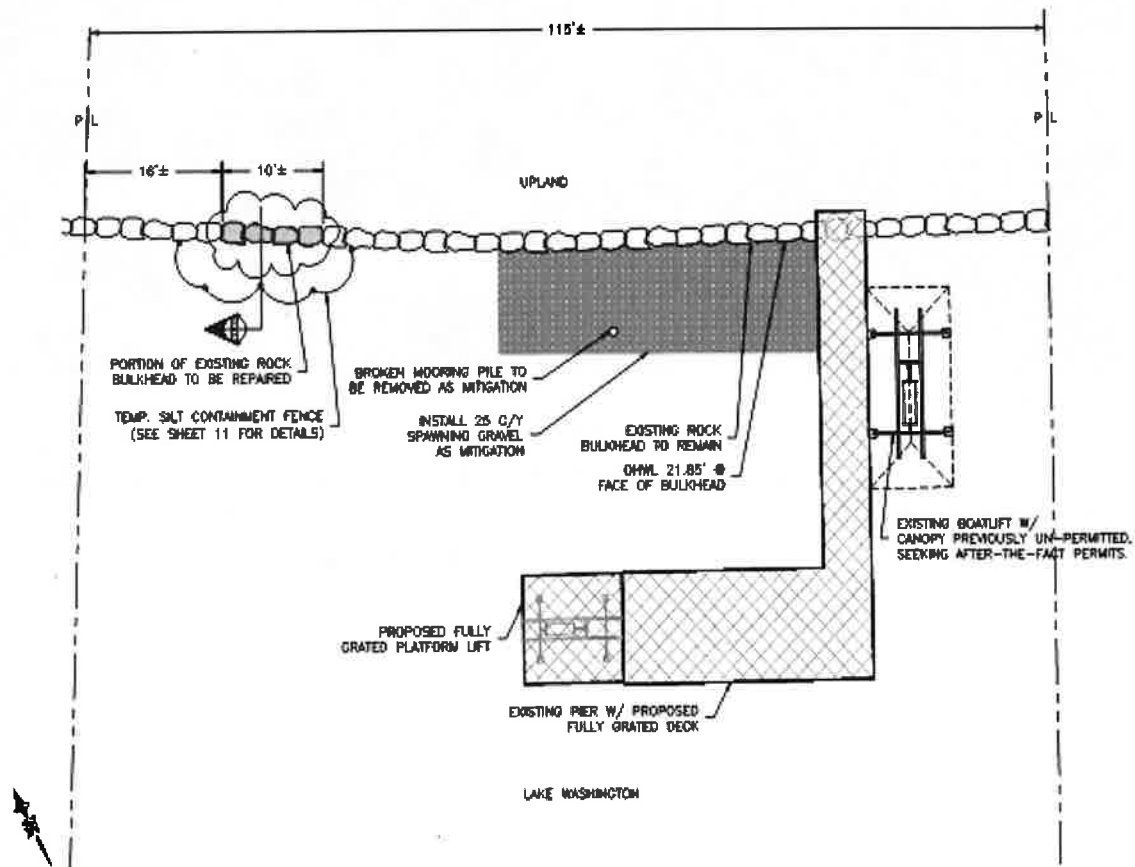
1. Project Plans – Attached
2. Shoreline Planting Plan – Attached

## I. Proposal Description

Applicant requests approval of a Shoreline Substantial Development Permit for waterfront improvements associated with a single-family residence on Lake Washington; consisting of repair of an existing pier by splicing all piles, re-decking the pier with grating for 42% open area, install a new 12' x 12' platform lift (no additional pilings), repair 10 linear feet of failing rock bulkhead, and permitting an existing, previously unpermitted boat lift and canopy (see Figure 1). Proposed mitigation includes removing approximately 50 feet of pier skirting, raising the height of the pier to 18-inches above the ordinary high-water-mark (OHWM), removing an existing broken mooring pile, installing spawning gravel and a native planting plan

Per LUC 20.25E and BCC 22.02, the proposed dock requires a Shoreline Substantial Development Permit and SEPA review because the proposed work is within a shoreline of statewide significance and the total cost of the platform and boat lifts exceed the exemption threshold of \$7,047.

**FIGURE 1 - PROPOSAL**



## **II. Site Description, Zoning, Land Use and Shoreline Environment and Functions**

### **A. Site Description**

The project site is located at 86 Cascade Key in Newport Shores neighborhood and the Factoria subarea. The site is adjacent to Lake Washington and is developed with a single-family residence, setback approximately 85 feet from the rockery bulkhead and ordinary high-water mark (OHWM) of the lake. There is an existing dock (596.5 SF) with wood decking and skirting. An existing, unpermitted boatlift with a canopy is on the south side of the dock, setback approximately 12 feet from side property boundary and 5-feet waterward of the bulkhead. The existing rock bulkhead fronts the entire lakefront. The rear yard facing the lake is landscaped with lawn and ornamental trees.

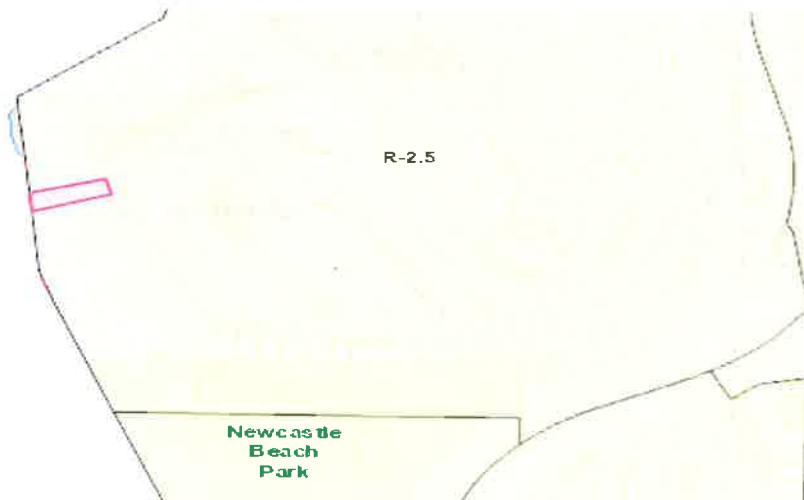
**FIGURE 2 - SITE CONDITIONS**



### **B. Zoning**

The property is zoned R-2.5, a single-family residential zoning district. Surrounding properties are also zoned R-2.5 and developed with single-family residences. The proposed dock is an accessory use to the existing single-family residence and allowed in this zone.

**FIGURE 3 - ZONING MAP**





**C. Land Use Context**

The property has a Comprehensive Plan Land Use Designation of SF-M (Single Family Medium Density). The project is consistent with this land use designation.

Properties adjacent to and in the vicinity of the site are developed with single family residences and most properties are improved with docks associated with the residences.

**D. Shoreline Environment and Functions**

The site is in the *Shoreline Residential* shoreline environment designation. The purpose of the *Shoreline Residential* environment is to accommodate single or multifamily residential development and appurtenant structures. The *Shoreline Residential* designation is assigned to shorelands which are predominantly characterized by residential development or planned for residential development and exhibit moderate to low levels of ecological functions because of historic shoreline modification activities.

Shorelines provide a variety of functions including shade, temperature control, water purification, woody debris recruitment, channel, bank and beach erosion, sediment delivery, and terrestrial-based food supply (Gregory et al. 1991; Naiman et al. 1993; Spence et al. 1996). Shorelines provide a wide variety of functions related to aquatic and riparian habitat, flood control and water quality, economic resources, and recreation, among others. Each function is a product of physical, chemical, and biological processes at work within the overall landscape. In lakes, these processes take place within an integrated system (ecosystem) of coupled aquatic and riparian habitats (Schindler and Scheuerell 2002). Hence, it is important to have an ecosystem approach which incorporates an understanding of shoreline functions and values.

**III. Consistency with Land Use Code Requirements:**

**A. Zoning District Dimensional Requirements:**

The site is located in the R-2.5 zoning district. Zoning dimensional standards do not apply to docks.

**B. Shoreline Master Program Requirements LUC 20.25E:**

*LUC 20.25E.065 Residential Shoreline Regulations*

*LUC 20.25E.065.H Residential Moorage (Overwater Structures)*

3. *General Requirements Applicable to all Residential Docks. The following standards apply to all development and repairs related to residential docks.*

- a. *Dock Materials. Environmentally neutral materials approved by the Environmental Protection Agency for use in aquatic environments shall be used. No materials treated with known toxic preservatives is allowed. Dock materials shall not be treated with pentachlorophenol, creosote, chromate copper arsenate (CCA) or comparably toxic compounds. Preservative and surface treatments are limited to products approved for use in aquatic environments and must be applied according to label directions. Construction hardware that comes into contact with water either directly, or through precipitation that causes*

*discharges either directly or indirectly into surface waters shall not be susceptible to dissolution by corrosion.*

**Finding:** Proposed dock materials comply the standard. Plan Sheet 6 states: "All project materials will be non-toxic and approved by the Environmental Protection Agency for use in aquatic environments." Wood for the caps, stringers and intermediate stringers will be Douglas Fir #2 or better with ACZA treatment, deck grating will be molded plastic and the hardware stainless-steel. The plans also include Best Management Practices (BMPs) for general cleanup, spill control, no dumping, oil containment booms, temporary and permanent liquid storage areas, bilge and ballast waters, and hazardous waste disposal (Plan Sheets 12-19). The BMPs shall be included with construction plan permits. **See Conditions of Approval in Section IX of this report**

*b. Dock Lighting. Dock lighting for the purpose of illuminating the dock surface for safety is allowed when the illuminating fixtures are limited to the minimum height necessary above the dock surface, or screened to provide the intended function of walkway illumination, without allowing light emissions to spill outside of the dock surface.*

**Finding:** The plans do not specify or include dock lighting.

5. *Repair and Replacement of Existing Residential Docks. Existing legally-established residential docks may be repaired or replaced in the existing configuration and footprint, provided that the following requirements are met:*

- a. Materials used for dock repairs shall meet the requirements established in paragraph 20.25E.065.H.3.a;*
- b. Any decking that is replaced shall be grated to allow for light transmission;*
- c. Any piles that are replaced shall be the minimum diameter and at the maximum spacing feasible to support the dock configuration; and*
- d. Projects that replace 75 percent or more of the support piles in the near shore area within a 5-year period shall meet the requirements applicable to reconfigured residential docks contained in LUC Chart 20.25E.065.H.4 of this section.*

**Finding:** Materials for the dock repair will be non-toxic and approved for aquatic environments. The replaced dock decking will be fully grated, providing 42% open area. Piles are proposed to be repaired using pile splice method; no piles are proposed to be replaced.

6. *Boat and Watercraft Lifts. To reduce disturbance of the lake substrate, attached boat lifts and watercraft lifts are preferred over freestanding lifts. Lifts are limited in the number allowed and location:*

- a. *Number. The number of combined boat and watercraft lifts is limited to four per dock.*
- b. *Location. The landward stanchion of any boat or watercraft lift shall be located more than 30 feet waterward of OHWM or within 30 feet waterward of OHWM if located in at least 9 feet of water depth when measured from the OHWM unless otherwise approved by State or Federal Agencies pursuant to LUC Chart 20.25E.065.H.4 Note 4.*
- c. *Number of Lift Canopies Allowed. One fabric watercraft or boat lift canopy is allowed per single use dock. Two fabric watercraft or boat lift canopies are allowed per joint use dock. Canopy fabric shall be light-transmitting, unless alternative materials are approved by State or Federal Agencies pursuant to LUC Chart 20.25E.065.H.4 Note 4.*

Finding: The proposal includes installation of a new 12-foot x 12-foot platform lift attached at the end of the dock, located approximately 35 feet waterward of the OHWM. Platform lifts are included in the definition of watercraft lists (LUC 20.25E.065.H.2.j). The platform lift will be fully grated, attached to the dock and will not require additional piles for support. The platform lift and existing boatlift meet the limit of four combined boat and watercraft lifts per dock.

There is an existing boatlift with a solid canopy that was previously unpermitted, and the applicant is seeking an after-the fact permit. The boatlift is located on the south side of the dock and is setback 12-feet from the side property line. Boatlifts require a 10-foot setback from the adjacent side property line (LUC Chart 20.25E.065.H4). The existing boatlift canopy is proposed to be replaced with a new light-transmitting canopy, consistent with the code requirement. The existing boatlift is located 5-feet waterward of the existing bulkhead and OHWM. The code requires boatlifts to be located a minimum of 30 feet from the OHWM or in at least 9-feet of water depth (LUC 20.25E.065.H.6.b). The boatlift shall be moved to locate at least 30 feet waterward of the OHWM or in at least 9 feet of water depth. This revision shall be shown on construction permit plans. **See Conditions of Approval in Section IX of this report**

#### *LUC 20.25E.080 - Shoreline Modifications*

##### *LUC 20.25E.080.F - Shoreline Stabilization*

6. *Repair of Existing Shoreline Stabilization. Existing legally-established shoreline stabilization measures may be repaired. Repair is defined as any actions to less than 75 percent of the existing structure over a five-year period that are designed to restore a stabilization measure to its original condition and configuration. Cumulative repairs within a five-year period exceeding this threshold shall be considered a complete replacement subject to the standards set forth in paragraph F.6 of this section.*

Finding: The proposed bulkhead repair complies with the code standard. The site

contains an existing rock bulkhead (120 linear feet) along the entire lakefront and the proposal is to repair approximately 10 linear feet of the bulkhead to the north of the pier. The work will include replacing existing rocks, adding fabric fence, crushed rock backfill, new topsoil, and filling in sinkholes. The new replacement rocks would be installed in the original bulkhead configuration, slightly landward of the existing bulkhead (Sheet 10 of 19).

#### **IV. Public Notice and Comment**

<b>Date of Application:</b>	August 24, 2018
<b>Public Notice of Application:</b>	September 27, 2018
<b>Minimum Comment Period:</b>	October 29, 2018

The Notice of Application for this project was published in the City of Bellevue weekly permit bulletin. It was mailed to property owners within 500 feet of the project site. No comments were received.

#### **V. Summary of Technical Reviews**

##### **Clearing and Grading:**

The Clearing and Grading Division and Utilities Division of the Development Services Department reviewed the proposed development for compliance with codes and standards. The Clearing and Grading staff approved the proposal with a condition requiring the approval of a Clearing and Grading Permit. **See Conditions of Approval in Section IX of this report**

Utilities Review has reviewed the proposal and requires a condition to show the location of the existing storm drainage pipe on the property on the construction permit application. **See Conditions of Approval in Section IX of this report**

#### **VI. State Environmental Policy Act (SEPA)**

The environmental review indicates no probability of significant adverse environmental impacts occurring as a result of the proposal. The Environmental Checklist (Attachment 2) submitted with the application adequately discloses expected environmental impacts associated with the project. The City codes and requirements, including the Clear and Grade Code, Utility Code, Land Use Code, Noise Ordinance, Building Code and other construction codes are expected to mitigate potential environmental impacts. Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the State Environmental Policy Act (SEPA) requirements.

##### **A. Earth and Water**

The applicant will be required to obtain a clearing and grading permit and follow erosion and sediment control best management practices to prevent sediment impacts in the lake. **See Conditions of Approval in Section IX of this report**

## **B. Animals**

Lake Washington has documented Chinook and Coho salmon rearing habitat and the lake is used by juveniles for migration, although the lake itself does not provide spawning habitat. These fish species and their habitat will be protected during the project construction through the timing of in-water work. The applicant will be required to receive State and Federal permit approval and all in-water work is required to occur within the construction window as established by the agencies to minimize or avoid impacts to fish and wildlife. See Conditions of Approval in Section IX of this report

## **C. Plants**

No native trees or vegetation would be removed for the dock and bulkhead repair. The applicant has proposed shoreline planting with native tree and shrub species, which will improve plant and habitat functions compared to current site conditions. (See Shoreline Planting Plan, Attachment 2)

## **VII. Decision Criteria**

### **A. Shoreline Substantial Development Permit Decision Criteria - 20.25E.160.D**

The Director may approve or approve with modifications a Shoreline Substantial Development Permit if:

#### **1. The proposal is consistent with the policies and procedures of the Shoreline Management Act;**

**Finding:** As evaluated the proposal is consistent with applicable policies and procedures of the Shoreline Management Act (SMA). The SMA includes broad policies that give priority to water-dependent uses and activities and single-family residences are specifically identified as a preferred use.

#### **2. The proposal is consistent with the provisions of Chapter 173-27 WAC;**

**Finding:** The proposal is consistent with applicable provisions of Chapter 173-27 WAC, Shoreline Management Permit and Enforcement Procedures.

#### **3. The proposal is consistent with the SMP;**

**Finding:** As evaluated in Section III of this report, the applicant has submitted project plans that demonstrate the proposal's consistency with the policies and procedures of the Shoreline Management Program (SMP).

#### **4. The proposal will be served by adequate public facilities including streets, fire protection, and utilities;**

**Finding:** The site is currently served by adequate public facilities and the proposed dock and bulkhead repair would not impact existing public facilities.

**5. The proposal is consistent with the Bellevue Comprehensive Plan; and**

**Finding:** City of Bellevue Comprehensive Plan POLICY SH-16. *Discourage structures using materials which have significant adverse physical or chemical effects on water quality, vegetation, fish, and wildlife in or near the water.*

The proposed dock will be constructed with materials suitable for in-water construction and would not have an adverse effect on water quality, vegetation, fish, and wildlife in or near the water.

**6. The proposal complies with applicable requirements of the Bellevue City Code.**

**Finding:** As identified in Section III of this report the applicant has submitted project plans that demonstrate the proposal's compliance with the applicable City of Bellevue Codes and Standards.

**VIII. Conclusion and Decision**

After conducting the various administrative reviews associated with this proposal, including Land Use Code consistency, SEPA, City Code and Standard compliance reviews, the Director of the Development Services Department does hereby **approve with conditions** repair of the existing dock consisting of re-decking with grating and splicing repair of existing piles, installing a new 12' X 12' platform lift, repair of the existing rock bulkhead, legally-permitting an existing boatlift and canopy, and installing a shoreline planting plan. Revisions to this approval shall be in accordance with LUC 20.25E.150.E.

**Note- Expiration of Approval:** In accordance with LUC 20.25E.250.C.2, a Shoreline Substantial Development Permit shall expire and is void two years from the effective date of the permit unless the applicant commences construction activity, or the applicant requests an extension of the shoreline permit.

**IX. Conditions of Approval**

The applicant shall comply with all applicable Bellevue City Codes and Ordinances including but not limited to:

<u>Applicable Ordinances</u>	<u>Contact Person</u>
Clearing and Grading Code- BCC 23.76	Janney Gwo, 425-452-6190
Utilities Code	Alison Kolberg, 425-452-6054
Land Use Code- BCC 20.25E	Peter Rosen 425-452-5210
Noise Control- BCC 9.18	Peter Rosen 425-452-5210

The following conditions are imposed under the Bellevue City Code or SEPA authority referenced:



1. **Construction Permit Approval:** Approval of this Shoreline Substantial Development Permit does not constitute an approval of a development permit. Construction permits must be submitted and approved prior to beginning construction. Plans submitted shall be consistent with the project plans, Best Management Practices (BMPs), and shoreline planting plan as permitted under this approval.

Authority: Land Use Code 20.25E  
Reviewer: Peter Rosen, Development Services Department, Land Use

2. **Clearing and Grading Permit Required:** Clearing and grading review and approval of a construction permit is required before construction can begin. Plans submitted as part of any permit application for this project shall be consistent with the activity permitted under this approval and must comply with the City of Bellevue Clearing and Grading Code (BCC 23.76).

Authority: Clearing & Grading Code 23.76.035  
Reviewer: Janney Gwo, Development Services Department, Clearing & Grading

3. **Boatlift:** The existing boatlift shall be moved to locate at least 30 feet waterward of the ordinary high-water mark (OHWM) or in at least 9 feet of water depth. This revision shall be shown on construction permit plans. In addition, the existing boatlift canopy shall be replaced with a light-transmitting canopy.

Authority: Land Use Code 20.25E.065  
Reviewer: Peter Rosen, Development Services Department, Land Use

4. **Existing Storm Drainage Pipe:** The location of the existing storm drainage pipe on the property shall be shown on the construction permit application.

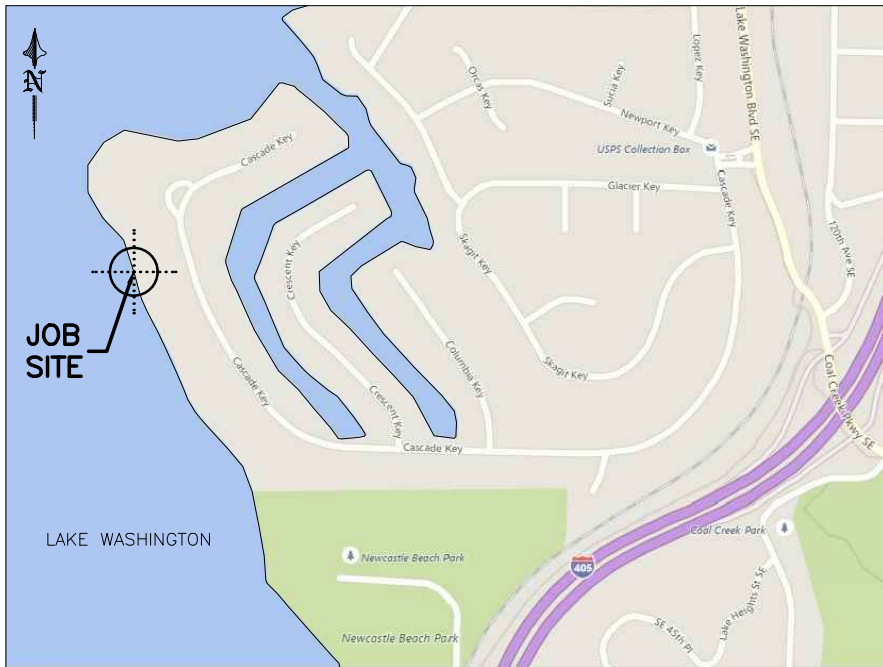
Authority: Utilities Code - BCC Title 24  
Reviewer: Alison Kolberg, Development Services Department, Land Use

5. **State and Federal Permits Required:** Permits required from the Washington State Department of Fish and Wildlife (WDFW) and the U.S. Army Corps shall be obtained. All required permits and approvals must be received by the applicant and submitted to the City prior to issuance of construction permits.

The applicant shall comply with the in-water work window as approved by WDFW. Any deviation from the approved schedule must be approved by WDFW and submitted to the City.

Authority: Land Use Code 20.25E.080  
Reviewer: Peter Rosen, Development Services Department





VICINITY MAP/NO SCALE

## LEGAL DESCRIPTION

1/4 SEC: NE-17-24-5 LAT: 47.5697520 (47° 34' 11.11" N)  
 TAXLOT #: 6072800085 LONG: -122.1935100 (122° 11' 36.64" W)

NEWPORT REVISED DIV # 1  
 Plat Block:  
 Plat Lot: 17

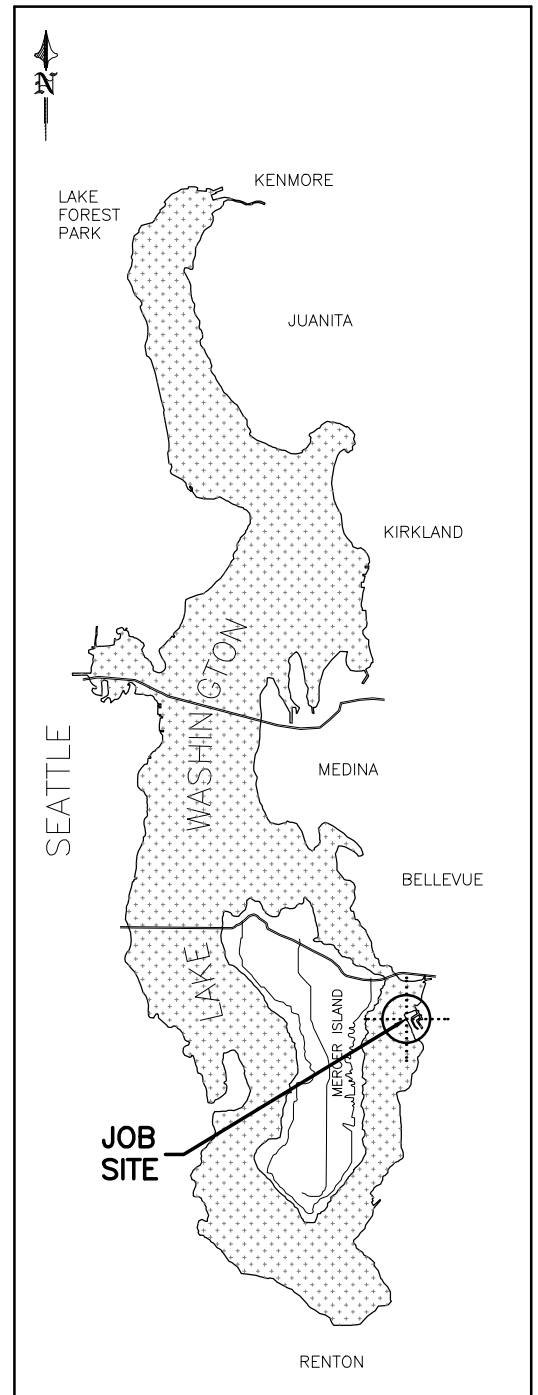
PROJECT DESIGNED BY:

Waterfront Construction Inc.

THIS DOCUMENT IS **PROPRIETARY** PROPERTY OF WATERFRONT  
 CONSTRUCTION INC., AND IS NOT TO BE USED, IN WHOLE OR IN  
 PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN  
 AUTHORIZATION OF WATERFRONT CONSTRUCTION INC.

ADDED NOTE ABOUT PROJECT MATERIALS - SHEET 6  
 & INCLUDED BMP - SHEETS 12-19

**REVISED**  
**12-14-18**



AREA MAP/NO SCALE

## ADJACENT OWNERS:

- ① ZHOU HANG  
88 CASCADE KEY  
BELLEVUE, WA. 98006
- ② KABANI SADRODIN & ALMAS  
84 CASCADE KEY  
BELLEVUE, WA. 98006

## PROJECT NAME: SATO PIER/BULKHEAD REPAIR

DATUM: COE 0.0' EST 1919

REFERENCE #:

SITE LOCATION ADDRESS:

86 CASCADE KEY  
 BELLEVUE, WA. 98006

DWG#: 17-35079-A6-1

PROPOSED: REPAIR EXISTING PIER AND BULKHEAD.  
 INSTALL (1) FULLY GRATED PLATFORM LIFT.

PURPOSE: RESTORE PIER/BULKHEAD INTEGRITY

NEAR/AT: BELLEVUE

IN: LAKE WASHINGTON

COUNTY: KING

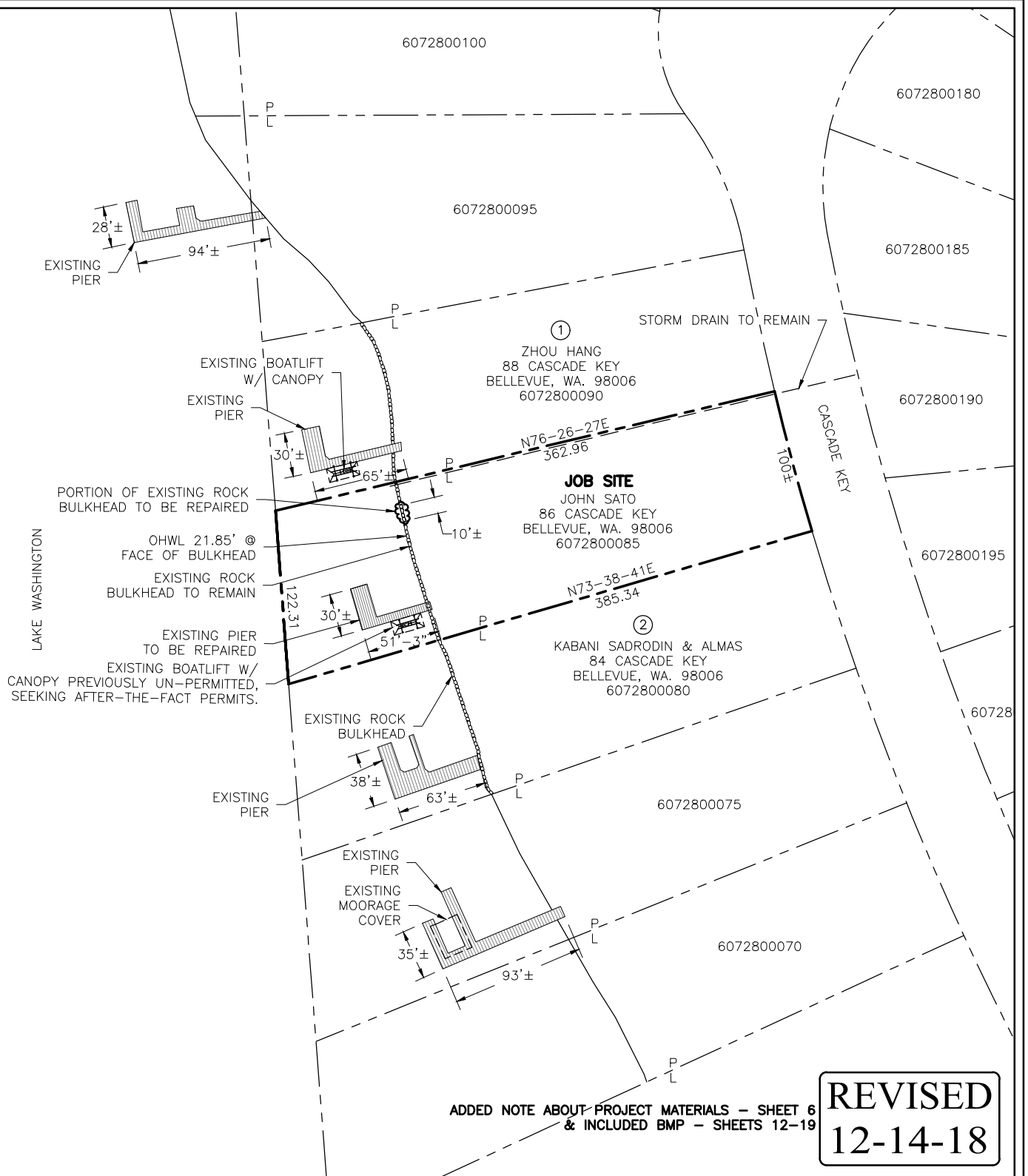
STATE: WASHINGTON

APPL BY: JOHN SATO

SHEET: 1

OF: 19

DATE: 1-29-18



**REVISED**  
**12-14-18**

**EXISTING SITE PLAN**

100' 50' 20' 0' 100'



SCALE: 1"=100'

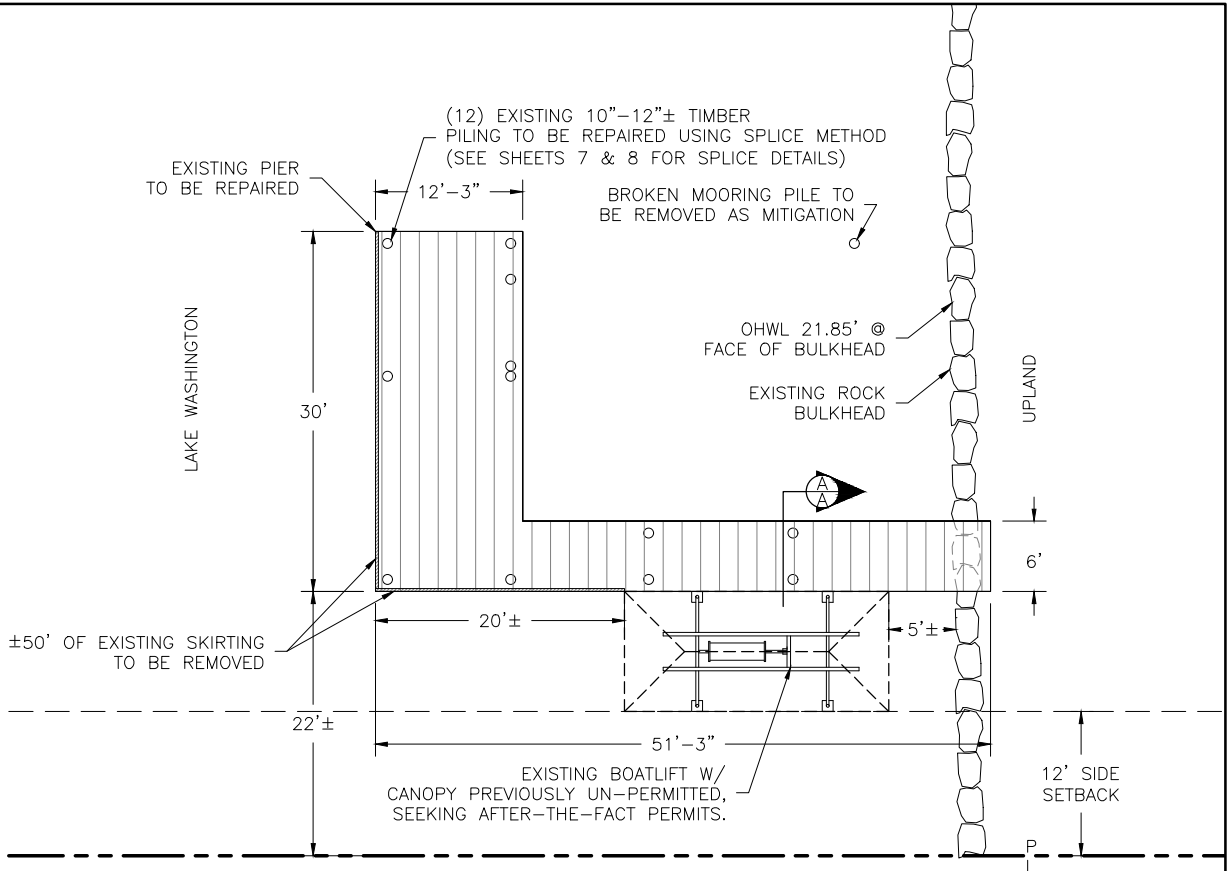
REFERENCE #:		
APPLICANT: JOHN SATO		
PROPOSED: REPAIR EXISTING PIER AND BULKHEAD. INSTALL (1) FULLY GRATED PLATFORM LIFT.		
SHEET: 2	OF: 19	NEAR/AT: BELLEVUE
DATE: 1-29-18	DWG#: 17-35079-A6-2	



PROJECT DESIGNED BY:

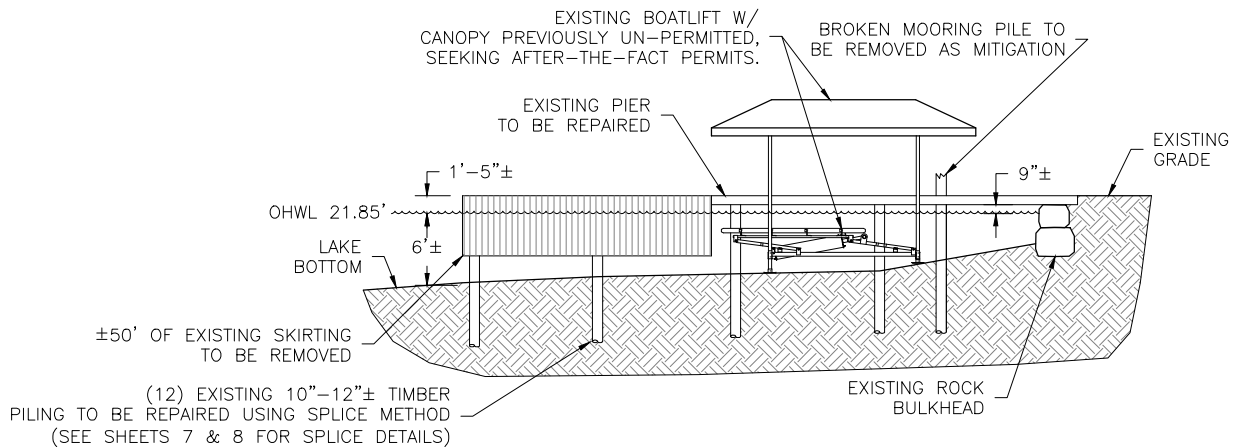
Waterfront Construction Inc.

THIS DOCUMENT IS **PROPRIETARY** PROPERTY OF WATERFRONT CONSTRUCTION INC., AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF WATERFRONT CONSTRUCTION INC.



## EXISTING DETAIL VIEW

SCALE: 1/16"=1'



## EXISTING ELEVATION VIEW



SCALE: 1/16"=1'

ADDED NOTE ABOUT PROJECT MATERIALS - SHEET 6  
& INCLUDED BMP - SHEETS 12-19

EXISTING PIER = 596.5 S/F

**REVISED**  
**12-14-18**

REFERENCE #:

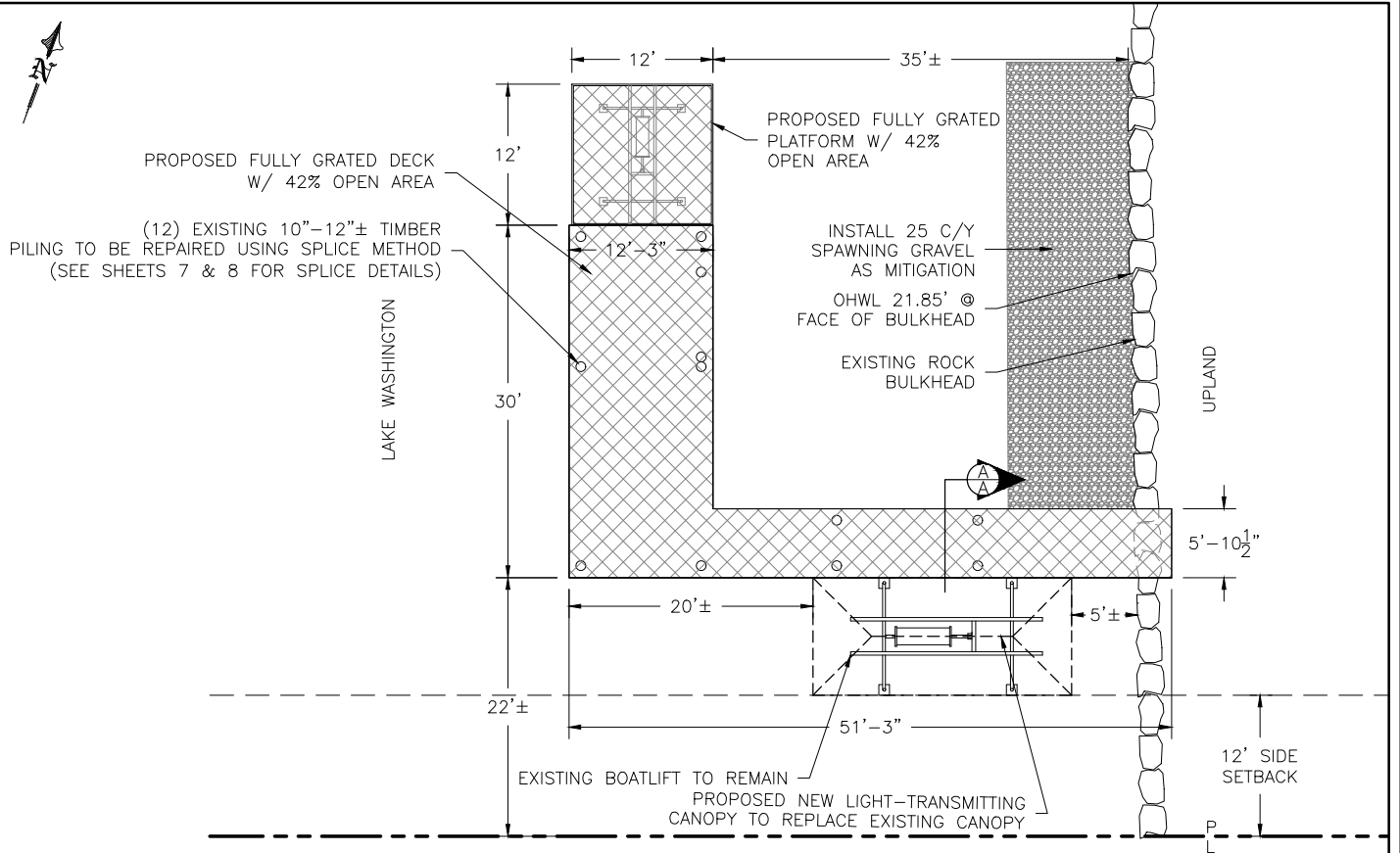
APPLICANT: JOHN SATO

PROPOSED: REPAIR EXISTING PIER AND BULKHEAD.  
INSTALL (1) FULLY GRATED PLATFORM LIFT.

SHEET: 4 OF: 19 NEAR/AT: BELLEVUE

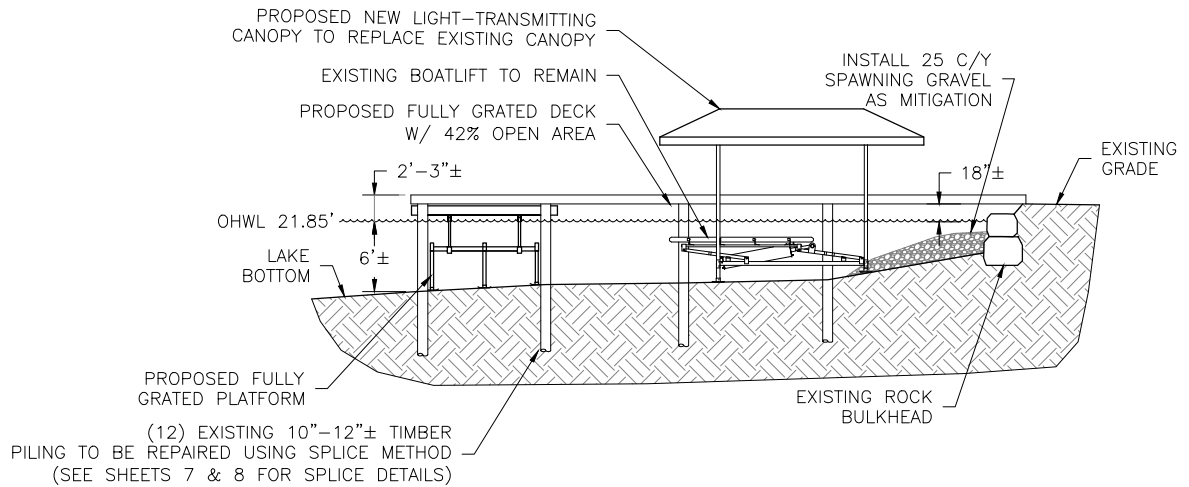
DATE: 1-29-18 DWG#: 17-35079-A6-4





### PROPOSED DETAIL VIEW

SCALE: 1/16"=1'



### PROPOSED ELEVATION VIEW



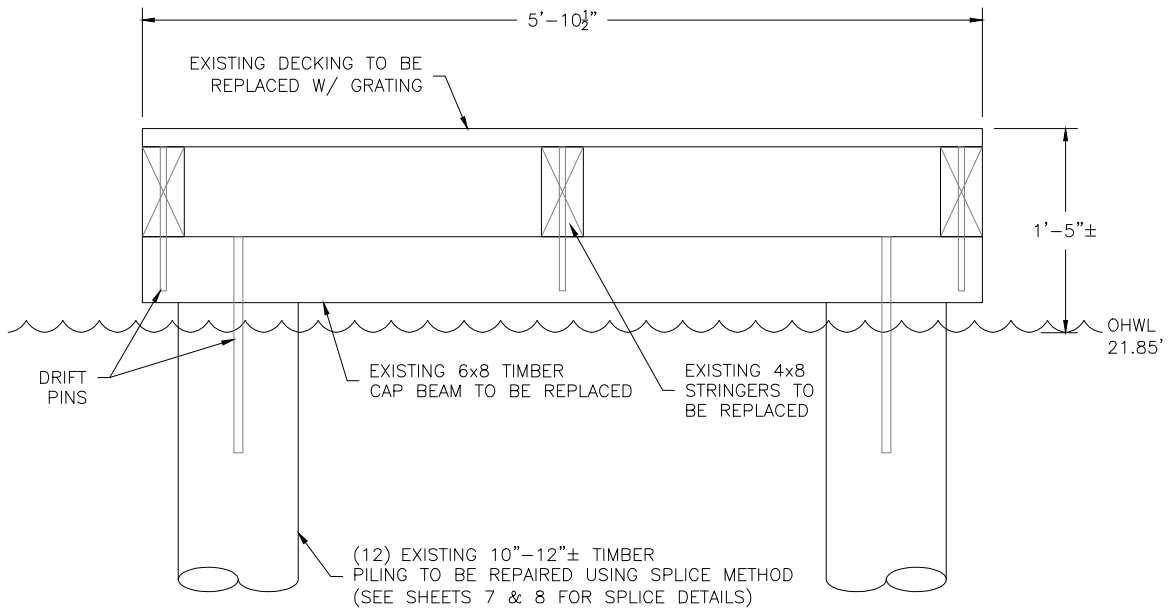
SCALE: 1/16"=1'

ADDED NOTE ABOUT PROJECT MATERIALS - SHEET 6  
 & INCLUDED BMP - SHEETS 12-19

**REVISED**  
**12-14-18**

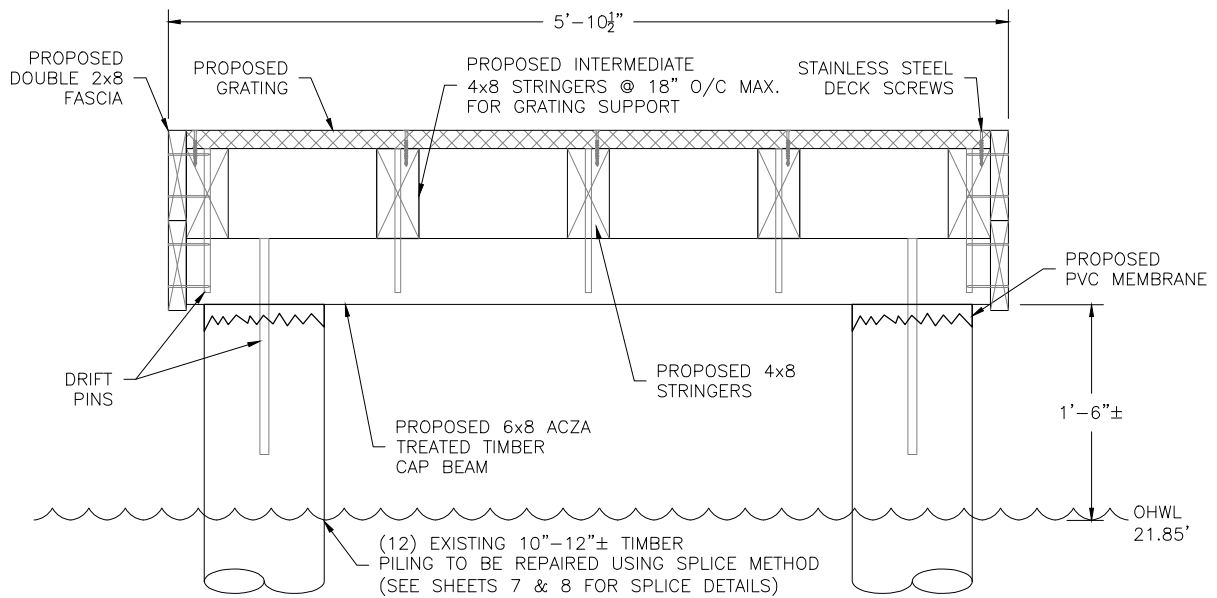
REFERENCE #:		
APPLICANT: JOHN SATO		
PROPOSED: REPAIR EXISTING PIER AND BULKHEAD. INSTALL (1) FULLY GRATED PLATFORM LIFT.		
SHEET: 5	OF: 19	NEAR/AT: BELLEVUE
DATE: 1-29-18	DWG#: 17-35079-A6-5	

PROPOSED PIER = 596.5 S/F



**EXISTING SECTION A-A (TYP)**

SCALE: 3/4"=1'



**PROPOSED SECTION A-A (TYP)**

12" 6" 3" 0' 1'



SCALE: 3/4"=1'

**MATERIAL LIST**

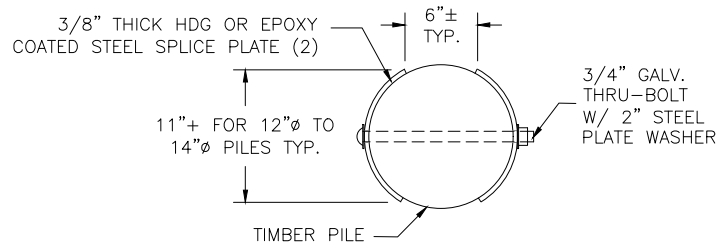
PART	SPECS	TREATMENT
PILING	10"-12"± TIMBER	ACZA
CAPS	6"x8" DF #2 OR BTR	ACZA
STRINGERS	4"x8" DF #2 OR BTR	ACZA
INTERMEDIATE STRINGERS	4"x8" DF #2 OR BTR	ACZA
GRATING	MOLDED PLASTIC	NONE
FASCIA	CEDAR	NONE
HARDWARE	STEEL	STAINLESS OR HDG.

NOTE: ALL PROJECT MATERIALS WILL BR NON-TOXIC AND APPROVED BY THE ENVIRONMENTAL PROTECTION AGENCY FOR USE IN AQUATIC ENVIRONMENTS.

**REVISED**  
**12-14-18**

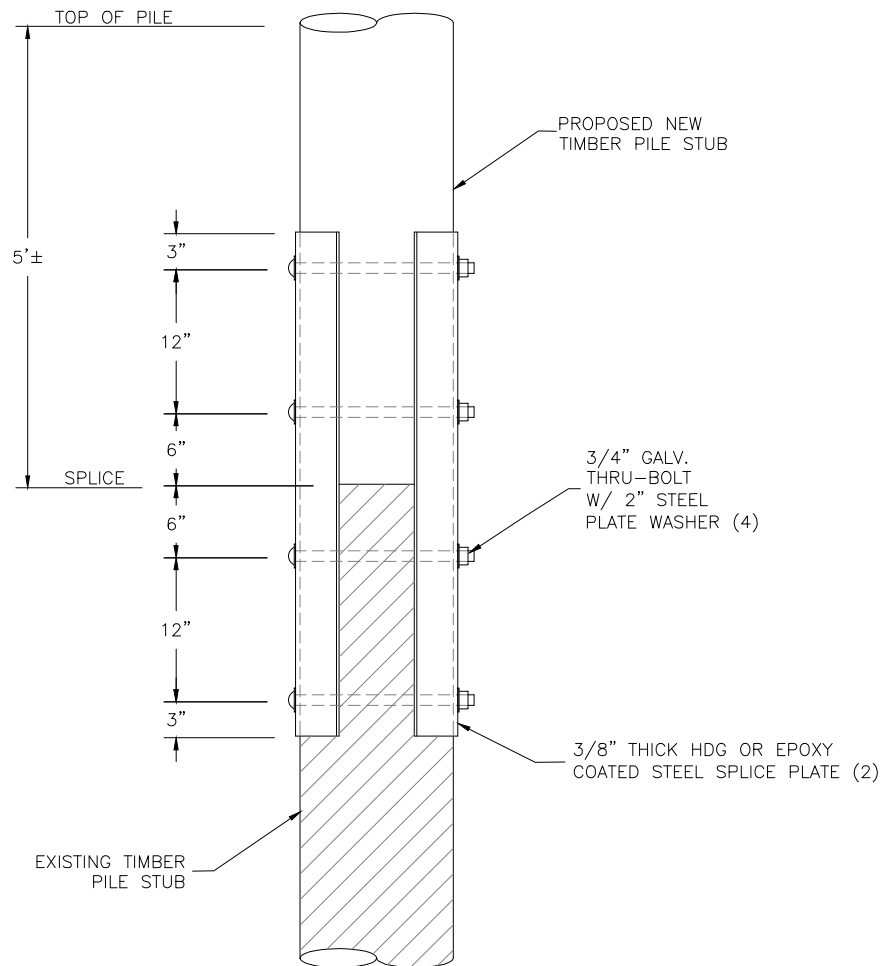
**ADDED NOTE ABOUT PROJECT MATERIALS - SHEET 6  
 & INCLUDED BMP - SHEETS 12-19**

REFERENCE #:		
APPLICANT: JOHN SATO		
PROPOSED: REPAIR EXISTING PIER AND BULKHEAD. INSTALL (1) FULLY GRATED PLATFORM LIFT.		
SHEET: 6	OF: 19	NEAR/AT: BELLEVUE
DATE: 1-29-18	DWG#: 17-35079-A6-6	



**PILE SPLICE TOP VIEW (TYP)**

SCALE: 3/4"=1'



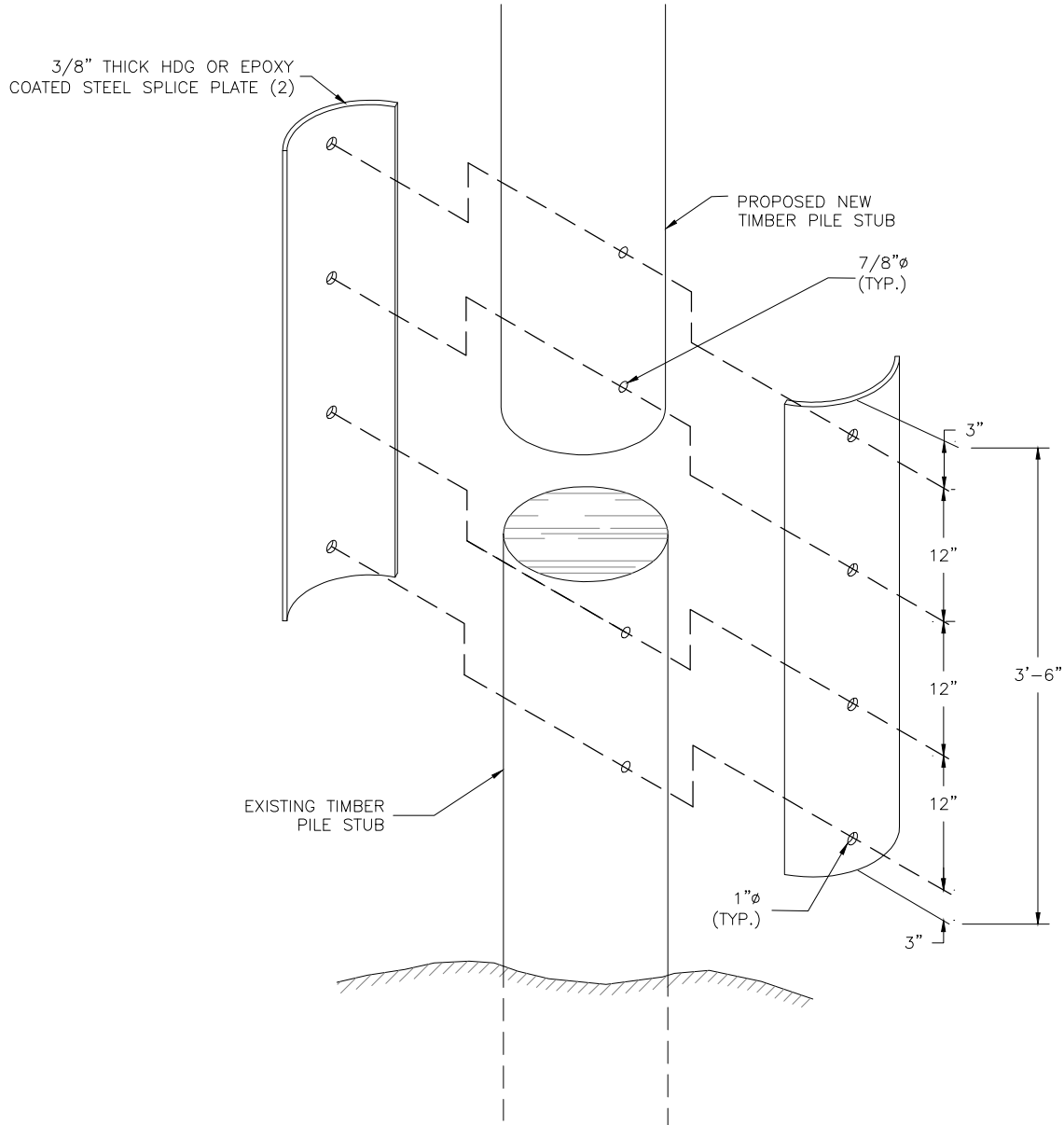
**PILE SPLICE SIDE VIEW (TYP)**

12" 6" 3" 0' 1'  
 SCALE: 3/4"=1'

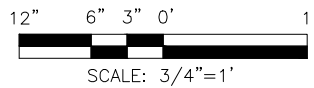
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**REVISED**  
**12-14-18**

REFERENCE #:		
APPLICANT: JOHN SATO		
PROPOSED: REPAIR EXISTING PIER AND BULKHEAD. INSTALL (1) FULLY GRATED PLATFORM LIFT.		
SHEET: 7	OF: 19	NEAR/AT: BELLEVUE
DATE: 1-29-18	DWG#: 17-35079-A6-7	



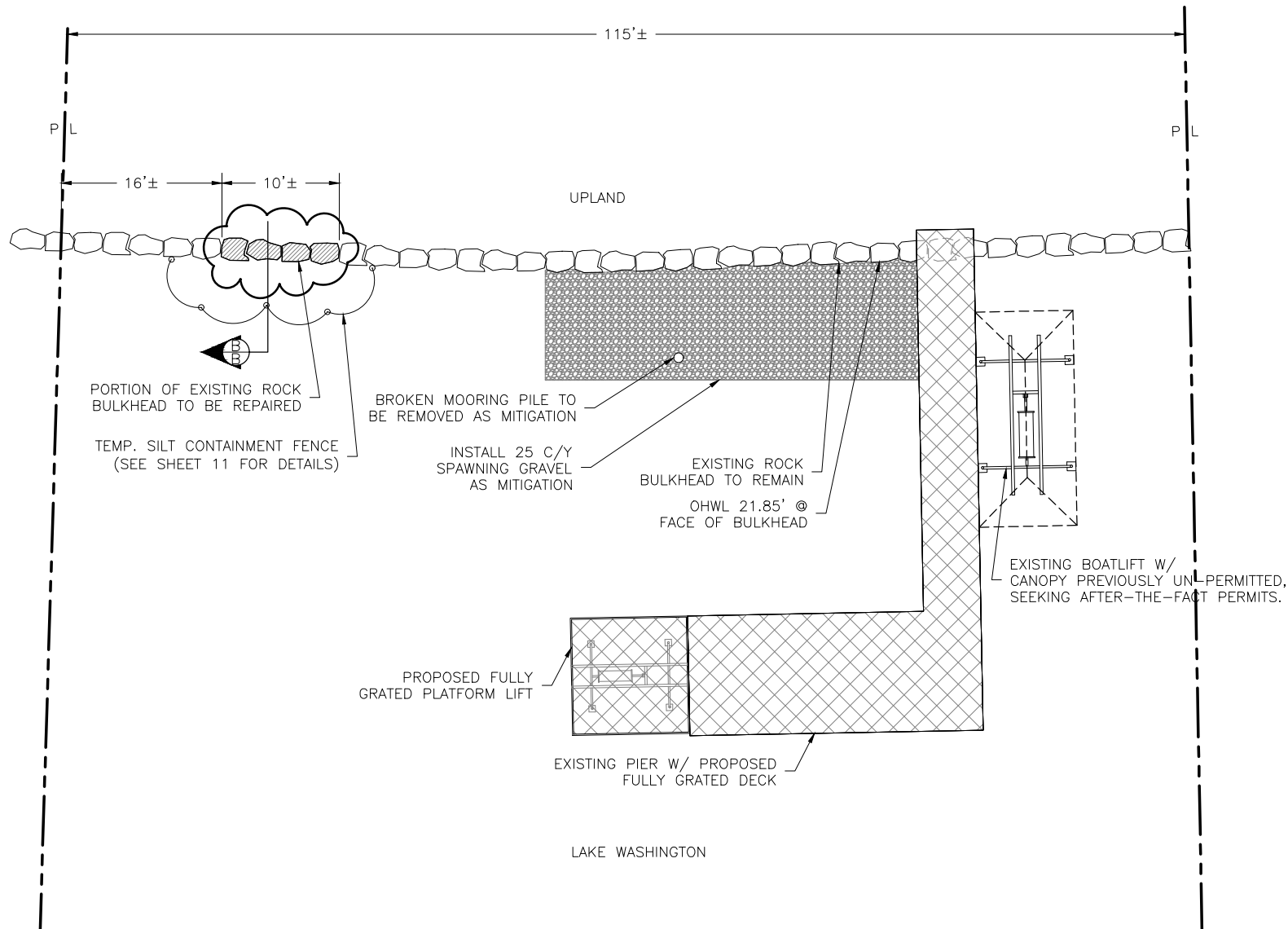
PILE SPLICE ASSEMBLY VIEW (TYP)



ADDED NOTE ABOUT PROJECT MATERIALS - SHEET 6  
 & INCLUDED BMP - SHEETS 12-19

**REVISED**  
**12-14-18**

REFERENCE #:		
APPLICANT: JOHN SATO		
PROPOSED: REPAIR EXISTING PIER AND BULKHEAD. INSTALL (1) FULLY GRATED PLATFORM LIFT.		
SHEET: 8	OF: 19	NEAR/AT: BELLEVUE
DATE: 1-29-18	DWG#: 17-35079-A6-8	



# BULKHEAD DETAIL VIEW

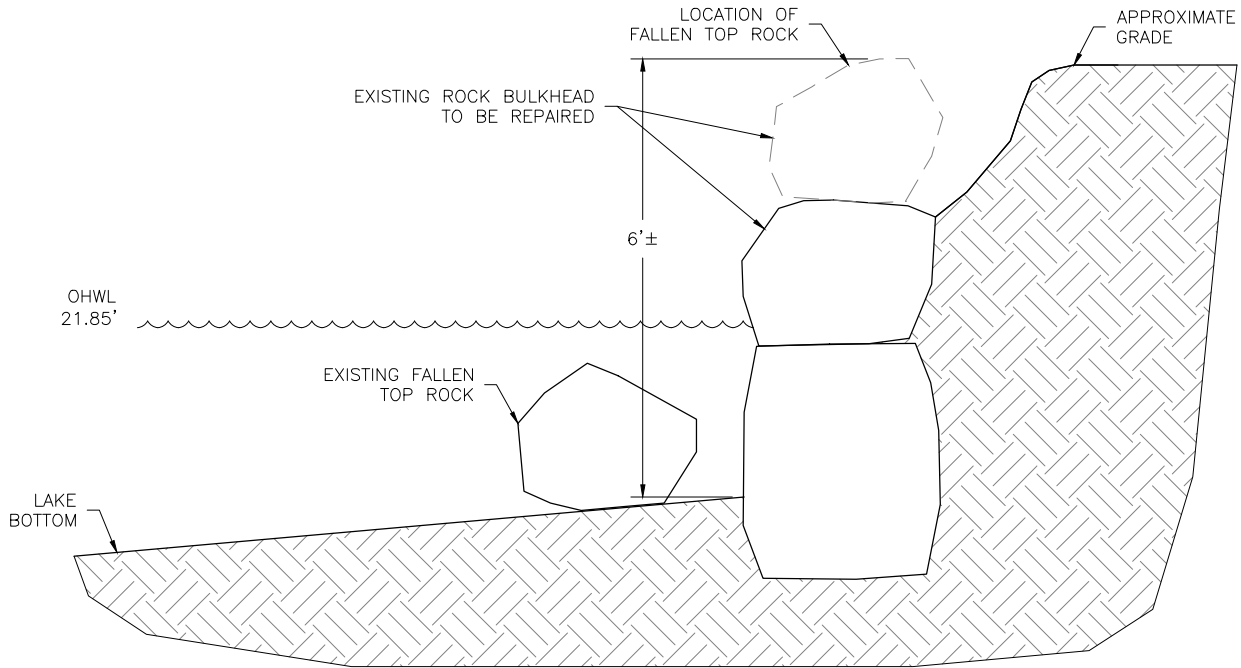


**REVISED**  
**12-14-18**

ADDED NOTE ABOUT PROJECT MATERIALS - SHEET 6  
& INCLUDED BMP - SHEETS 12-19

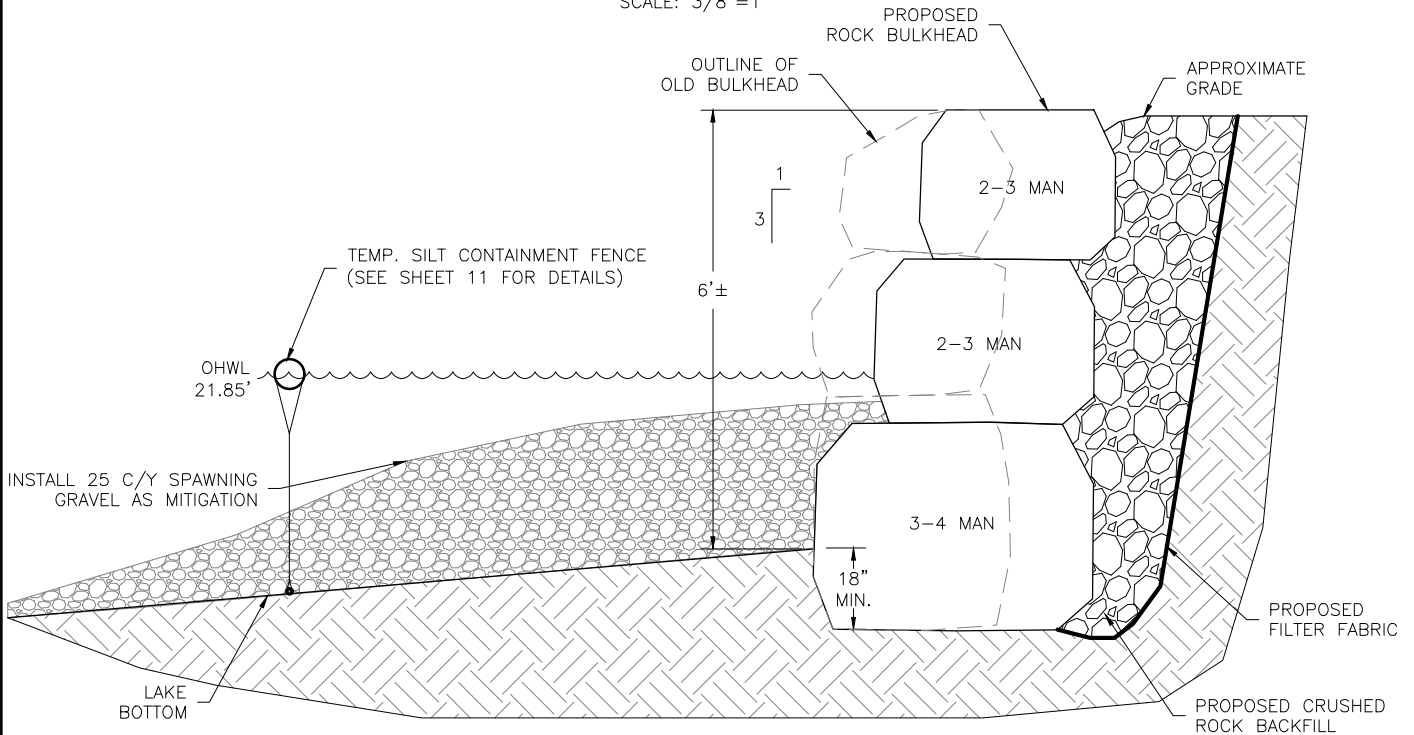
REFERENCE #:		
APPLICANT: JOHN SATO		
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SHEET: 9	OF: 19	NEAR/AT: BELLEVUE
DATE: 1-29-18	DWG#: 17-35079-A6-9	

PROJECT DESIGNED BY:  
*Waterfront Construction Inc.*  
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## EXISTING BULKHEAD SECTION B-B

SCALE: 3/8"=1'



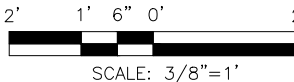
## PROPOSED BULKHEAD SECTION B-B

EXCAVATION	
ROCK	0 C/Y
SOIL	2± C/Y
TOTAL=	2± C/Y

FILL	
ROCK	0 C/Y
BACKFILL	2± C/Y
TOTAL=	2± C/Y

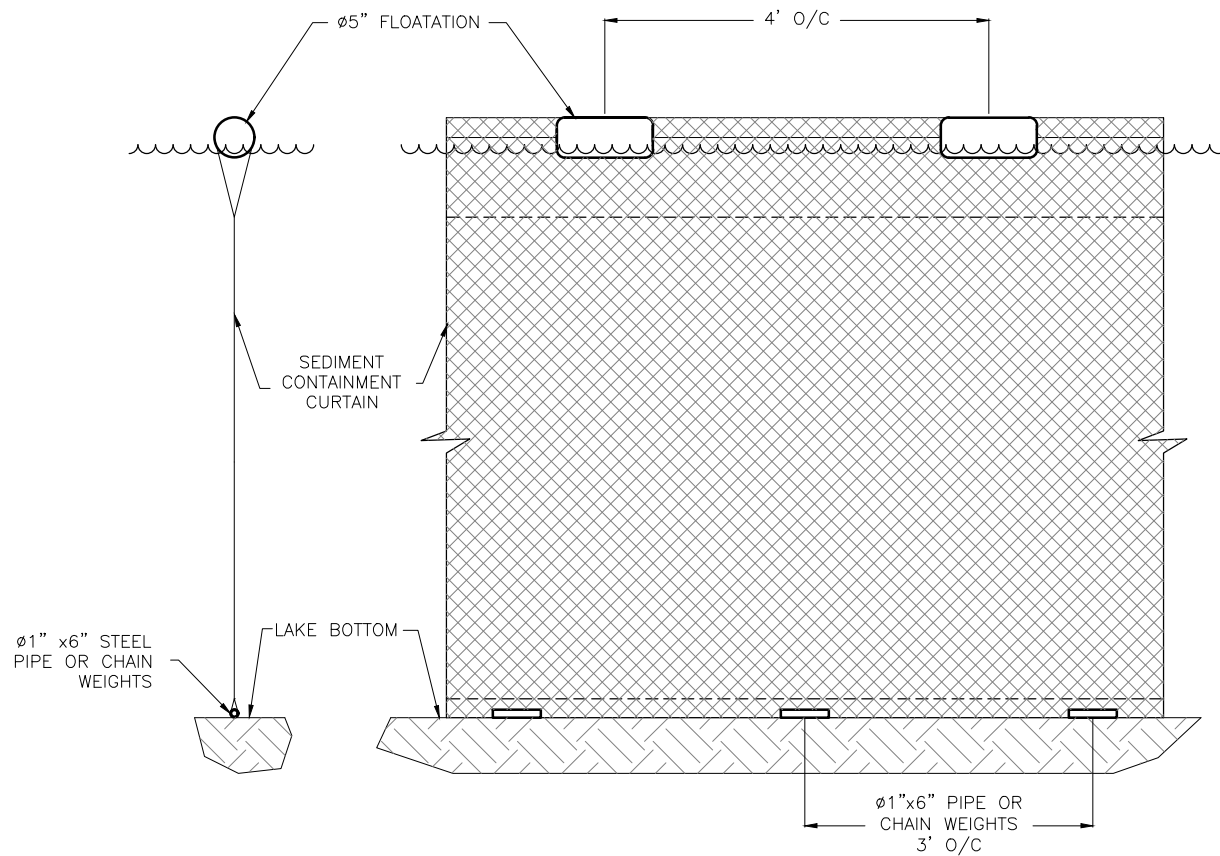
**REVISED**  
**12-14-18**

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 & INCLUDED BMP - SHEETS 12-19**



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## TEMP. FLOATING SILT CONTAINMENT FENCE



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DATE: 1-29-18	DWG#: 17-35079-A6-11	

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**WATERFRONT CONSTRUCTION, INC.**  
**BEST MANAGEMENT PRACTICES**  
**GENERAL CLEANUP**

**Objective:**

Maintain a clean pier and upland work area to provide an environment that reduces the potential for pollutants to enter groundwater or adjacent surface waters and reduce the risk of injury to workers.

**BMP:**

The upland work area and pier is to be cleaned on a regular basis in order to minimize the loss of accumulated debris to adjacent waters.

- Remove and properly dispose of all refuse, including but not limited to: paper, cans, bottles, wood, steel, and other fabrication and construction materials.
- Procedures and practices should be established to ensure that adequate clean-up occurs.
- Debris that accumulates along the facilities shoreline should be periodically cleaned-up and removed.
- All waste shall be managed within the guidelines of federal, state, and local regulations.

**NOTE:** Methods used for general cleanup range from broom sweeping and hand pick-up to the use of mechanized equipment.

**REVISED**  
**12-14-18**

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DATE: 1-29-18	DWG#: 17-35079-A6-12	

**WATERFRONT CONSTRUCTION, INC.**  
**BEST MANAGEMENT PRACTICES**  
**SPILL CONTROL AND COUNTERMEASURE PLAN (SCC PLAN)**

**Objective:**

In the event of a hazardous or non-hazardous spill emergency, an on-site SCC plan will greatly enhance the ability for adequate response, containment, and clean-up of the spill.

**BMP:**

- The SCC plan should be implemented and adhered to by all members of Waterfront Construction, Inc., sub-contractors, and customers working on site.
- Items for the work areas that need to be addressed are spill reporting, spill clean-up, portable tanks, material storage areas, employee training, reporting and record keeping, and many others.
- An adequate supply of spill cleanup and containment materials should be placed on all vessels carrying potential hazardous spill material.
- Cleanup materials designed to absorb petroleum products and plastic bags used to transport used absorbent pads.

**EMERGENCY SPILL PROCEDURES**

- Report spill location, type, size and approximate time to the following agencies, in the order listed:

Agency

US Coast Guard Spill Response Branch  
800-982-8813

Foss Environmental Services

Waterfront Construction, Inc.  
WCI Emergency Pager

WA ST Dept of Ecology

Phone Number

206-220-7000 #7221 or 1-  
#7221

1-800-337-7455

206-548-9800

206-534-8500

425-649-7000

**REVISED**  
**12-14-18**

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**WATERFRONT CONSTRUCTION, INC.**  
**BEST MANAGEMENT PRACTICES**  
**"NO DUMPING"**

**Objective:**

To educate employees, subcontractors and vessel operators about illegal dumping in Waterfront Construction Seattle Yard or onsite work areas.

**BMP:**

What is Dumping? For the purpose of this BMP, it means: No discarding of pollutants into the surface waters, storm drains, sinks and toilets, or on the grounds.

Pollutants consist of: paints, solvents, adhesives, oils, detergents, general trash and debris, etc.

**"NO DUMPING" INTO:**

- **Surface Waters:** Committed to preserving state waters and the local environment. All persons are asked to take part in the commitment to preserve the environment by not dumping.
- **Storm Drains:** Storm drains usually lead to the surface waters. These drains are a potential source of pollution. Be aware of the storm drains and do not allow "Dumping."
- **Sinks & Toilets:** Sinks and toilets usually discharge to the local sewage treatment plant. "Dumping" pollutants into the treatment plant is illegal. It slows the water treatment process and can cause sewage spills, which pollute the state waters. Also many illegally "dumped" pollutants do not get treated and end up in the ocean. Do not "Dump" into sinks and toilets.
- **Facility Grounds:** "Dumping" of pollutants on the grounds is unacceptable. All spills must be cleaned-up immediately. If the pollutants are not cleaned-up, wind and rain will eventually transport the pollutants to state waters. Liquids will soak into the soil, which will also eventually reach surface waters. Do your part to put litter in trashcans and report and/or clean-up all spills.

•  
Be Aware, regulatory agencies will fine individuals and companies for illegal dumping.

REVISED  
12-14-18

ADDED NOTE ABOUT PROJECT MATERIALS - SHEET 6  
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## **WATERFRONT CONSTRUCTION, INC.**

### **BEST MANAGEMENT PRACTICES**

### **OIL CONTAINMENT BOOMS**

#### Background:

Oil containment booms may be positioned around vessels when determined necessary, while vessel is berthed at the Waterfront Construction Seattle yard or on a construction at a job site. The booms are designed to contain spills that might occur during the vessel's stay at the yard or at a job site. When booms are placed around vessels, it is easier to determine where a spill originated (i.e., from outside the boom or inside). Booms may also be kept on shore to deploy as ancillary containment if required in case a spill should occur.

#### Objective:

Ensure accidental spills that reach state waters are contained.

#### **BMP:**

Yard foreman or construction crew chief may position oil containment booms around vessels that present a possibility for improper discharges while berthed at the facility.

- Reserve booming should be on site ready to deploy in case a spill requires additional containment.
- Procedures should be developed for deploying additional oil containment booms around and for clean up.
- Procedures for clean-up inside the boomed area should follow Spill Control and Countermeasure Plan.
- The employees responsible for deploying booms should be aware of outfall locations. These outfalls are potential locations where booms will need to be placed if a spill occurs near a storm drain.

**REVISED**  
**12-14-18**

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& INCLUDED BMP – SHEETS 12–19

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DATE: 1–29–18	DWG#: 17–35079–A6–15	

**WATERFRONT CONSTRUCTION, INC.**  
**BEST MANAGEMENT PRACTICES**  
**TEMPORARY AND PERMANENT LIQUID STORAGE AREAS**

**Objective:**

Provide an area on vessels and in Waterfront Construction Seattle Yard where hazardous liquids can be stored that will help ensure spillage from paint, solvent, and oil containers does not soak into the underlying soils or enter nearby surface waters.

**BMP:**

Dangerous materials such as fuels, paints, solvents, etc. should be stored in a place that can contain the material in the event of a spill. The contained area should be surrounded by a curb, dyke, berm or some other type of secondary containment to provide sufficient volume to help contain possible spills.

- Storage of reactive, ignitable, or flammable materials will comply with all local and state fire codes.

NOTE: The following BMPs are designed to complement, not conflict with fire code requirements.

- Temporary containment will be used to contain small quantities of fuel, paint, thinner, solvents, etc. used for construction equipment, work vessel or construction project.
- Larger quantities of reserve fuel will be stored in the appropriate storage tank on board the vessel.

**REVISED**  
**12-14-18**

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SHEET: 16	OF: 19	NEAR/AT: BELLEVUE
DATE: 1-29-18	DWG#: 17-35079-A6-16	

**WATERFRONT CONSTRUCTION, INC.**  
**BEST MANAGEMENT PRACTICES**  
**BILGE AND BALLAST WATERS**

**Objective:**

Prevent discharge of oily bilge water to surface waters and provide an acceptable method for handling.

**BMP:**

- Oily bilge water should not be discharged to surface waters.
- The wastewater must be disposed of properly (i.e., water treatment plant, oil/water separator, etc.) depending on local, state, and federal regulations.

NOTE: Depending on the presence of oils, solvents, detergents, etc., direct discharge to sanitary sewer systems or to temporary holding tanks for off-site treatment (treatment and discharge requirements are site-specific) may be the most feasible method for disposal when approved by the local sanitation district.

**REVISED**  
**12-14-18**

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**WATERFRONT CONSTRUCTION, INC.**  
**BEST MANAGEMENT PRACTICES**  
**HAZARDOUS MATERIALS AND WASTE TRANSPORTATION**  
**WITHIN THE YARD**

**Background:**

Waterfront Construction, Inc. transports hazardous materials and waste throughout their facility.

**Objective:**

To minimize the likelihood of spills occurring during transportation and offer practices to control spills if they occur.

**BMP:**

- Materials should not be transported unless they are properly prepared for transportation. This may include properly secured lids, plugged bungs, proper labeling, and others.
- Material and waste can be secured to transportation pallets by using cellophane wrap, nylon strap/rope, or some other method that minimizes the potential that the load spills during transportation.
- Materials transported on pallets should be compatible with one another.
- Secondary containment pallets are useful when transporting hazardous materials and wastes.
- Material and waste pallets should be kept to manageable load size while being transported.
- Hazardous wastes transported must be labeled in accordance with local, state, and federal labeling requirements.
- Transportation personnel should be aware of the risks associated with spilling hazardous materials and waste. They should also be very aware of spill notification procedures.

**REVISED**  
**12-14-18**

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**WATERFRONT CONSTRUCTION, INC.**  
**BEST MANAGEMENT PRACTICES**  
**THE DO'S AND DON'TS OF HAZARDOUS WASTE DISPOSAL**

**Waste Oils: Hydraulic oil, gear oil, engine oil, lubricating grease, and other lubricating liquids**

Don't: It is illegal to pour oil onto the ground, into the sewer system, or into storm drains. Used oils shall not be used as dust suppressants, burned, or disposed of as general refuse. Do not mix degreasers, solvents, anti-freeze, or brake fluid with oil to be recycled.

Do: Recycle used oils with an authorized recycler. Put the waste oil into a clean, sealed, labeled and approved container. Have a licensed transporter take the waste to the recycling facility.

**Used Antifreeze: Antifreeze is also a very toxic chemical which needs special disposal procedures.**

Don't: Do not pour antifreeze fluid into sewer, storm drains, or onto the ground (soils).

Do: Recycle antifreeze if the option is viable. Dispose of antifreeze within the guidelines of these BMP's.

**Used Batteries: There are a variety of batteries used in the shipyard.**

Don't: Do not dispose of batteries into general refuse dumpsters or let them stack-up in storage.

Do: Collect and recycle all used batteries.

**Petroleum Waste: Petroleum waste products consist of gasoline, diesel, kerosene, and cosmoline.**

Don't: Do not discharge to storm drains, sewer system, or grounds.

Do: Petroleum waste must be recycled or otherwise disposed of through a licensed transporter.

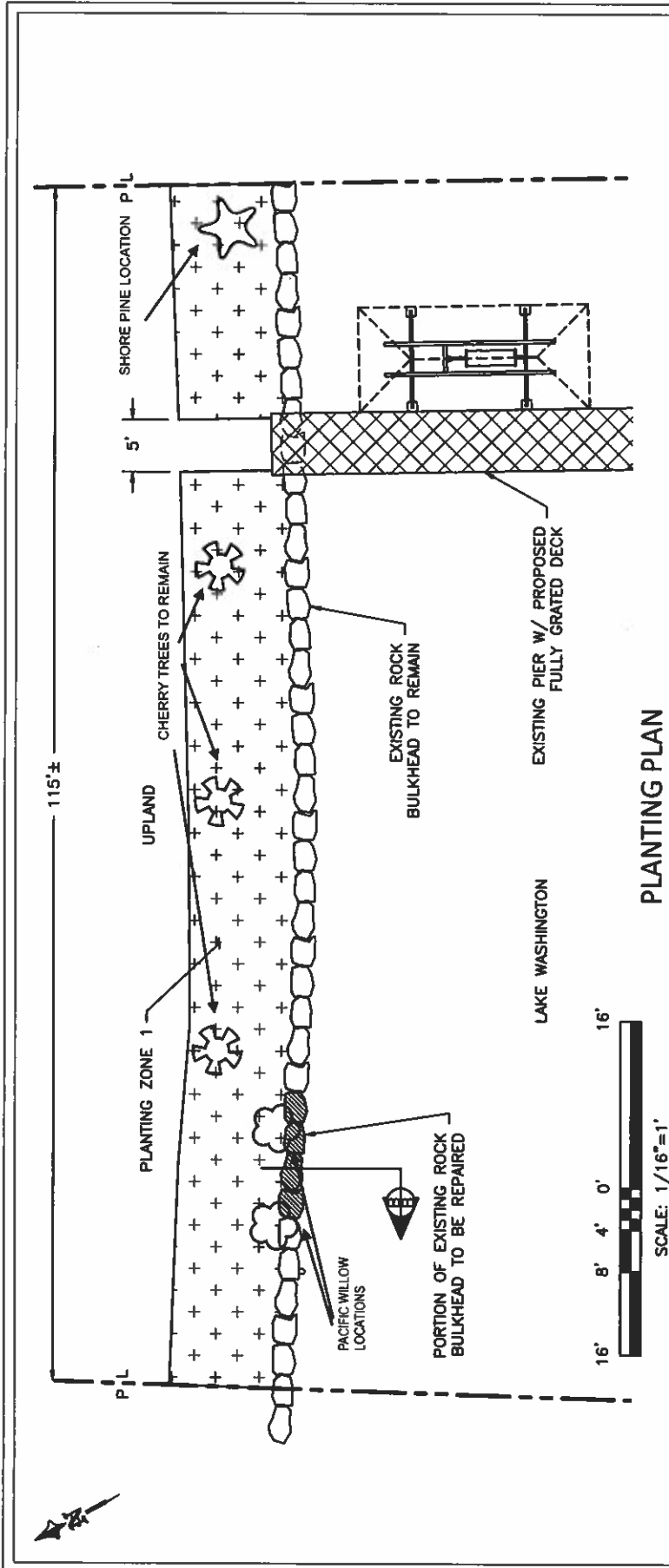
**Degreaser Waste: Degreasers consist of solvents, mineral spirits, paint thinners, etc.**

Don't: Don't discharge to sanitary sewer, storm drains, or soils.

Do: Recycle to the greatest extent possible all degreasers and where possible switch from organic based solvents to inorganic, aqueous substitute detergents.

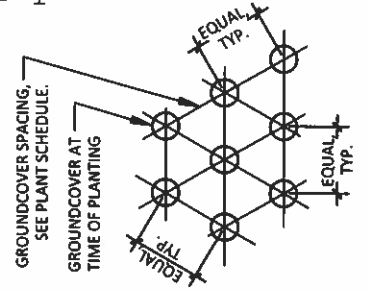
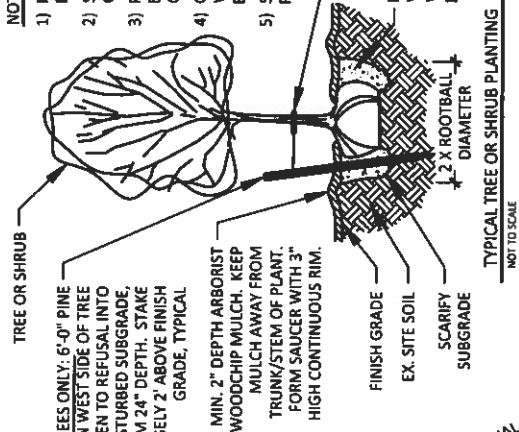
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PLANTING PLAN

- NOTES:
- 1) MULCH COMPLETELY BETWEEN ALL PLANTS.
  - 2) STAKE TREES 5' IN HEIGHT OR GREATER.
  - 3) PLANT SO THAT TOP OF ROOT BALL IS EVEN WITH FINISHED GRADE.
  - 4) COMPLETELY REMOVE ALL WIRE AND LOOSEN FABRIC ON BALLED & BURLAPPED PLANTS.
  - 5) SCARIFY SIDES OF PLANTING PITS PRIOR TO BACKFILLING.



PLANT SCHEDULE	Common Name	Scientific Name	Pot Size	Size (Min.)	Light Needs	Spacing (ft)	Qty
Trees	Pacific willow	<i>Salix lasioandra (lucida)</i>	live stake	36"	Sun	10	2
	Shore pine	<i>Pinus contorta contorta</i>	#3	18"	Sun to shade	10	1
	Red flowering currant	<i>Ribes sanguineum</i>	#2	18"	sun	6	10
Shrubs	Snowberry	<i>Symphoricarpos albus</i>	#2	18"	sun-part sun	6	10
	Red-osier dogwood*	<i>Cornus sericea (alba, stolonifera)</i>	#2	18"	sun-part sun	6	10
	Groundcover	<i>Dicentra formosa</i>	#1	6"	part shade	2	40
Wildflowers	Bleeding heart	<i>Malianthemum dilatatum</i>	#1	6"	part shade	2	40
	Wild lily of the valley	<i>Polystichum munitum</i>	#1	6"	part shade	2	40
	Sword fern	<i>Fraxinus chiloensis</i>	#1	6"	sun	2	40
Wild shrubs	Wild strawberry	<i>Iris tenax</i>	#1	6"	sun	2	40
	Western iris	<i>Aquilegia formosa</i>	#1	6"	sun	2	40
	Western columbine	<i>Lupinus polyphyllus</i>	#1	6"	sun	2	40
Big-leaf lupine	Big-leaf lupine						
* plant along water							
Total Shrubs:							30
Total Groundcover:							280

REFERENCE #:  
APPLICANT: JOHN SATO

PROPOSED: REPAIR EXISTING PIER AND BULKHEAD.  
INSTALL (1) FULLY GRATED PLATFORM LIFT.